

Before the
FEDERAL COMMUNICATIONS COMMISSION
Washington, DC 20554

In the Matter of)
)
Acceleration of Broadband Deployment) WC Docket No. 11-59
Expanding the Reach and Reducing the Cost of)
Broadband Deployment by Improving Policies)
Regarding Public Rights of Way and Wireless)
Facilities Siting)

July 15, 2011

COMMENTS OF THE CITY OF AUBURN

The City of Auburn, Washington appreciates being given the opportunity to comment on the right-of-way, permitting, and tower placement issues related to broadband deployment.

In short, local government regulation works, and state or federal regulation is not only unnecessary, but will cause great harm to the infrastructure at the local government level. The City has, and has always had, a regulatory structure that encourages entry into the marketplace for broadband technologies. Its franchise regulations do not prefer one type of technology over another, and its right-of-way and construction permitting regulations treat telecommunications and broadband companies the same as all other utilities. The City encourages collocation, joint utility projects, and always notifies telecom and broadband companies of the City's upcoming right-of-way projects in order to encourage the consolidation of work which would minimizing the impacts to the companies and to the right-of-way.

On the other hand, the telecommunications and broadband industries frequently ignore the realities of managing a right-of-way network with more than 211 centerline miles of road. Despite the City's efforts to consolidate work, they will repeatedly dig up new pavement, drastically reducing its lifespan and causing repeated and unnecessary traffic impacts. They also ignore the safety and community issues related to tower placement. They request tower location permits without showing that collocation is not feasible. To the extent delays in permit issuance occur, in our City those delays are almost universally caused by

members of the industry who either cannot or will not provide basic information to the City.

In answer to specific issues in the NOI, the City of Auburn submits as follows::

1. Should FCC sponsor voluntary mediation of public rights of way or wireless facilities siting disputes between state or local officials and industry? No. Washington State already has mandatory processes for resolving land use and right of way permit decision disputes. In the case of land use decisions, Chapter 36.70C provides a dispute resolution system with a history of case law that provides guidance and certainty to both local jurisdictions and the industries. For right-of-way permit issues, Auburn's City Code ("ACC") Chapter 12.24 provides for a quick review process of permit decisions as well as an appeal process before the City's Hearing Examiner.

Adding another level or method of dispute resolution would not be helpful for the following reasons. First, any FCC-sponsored process would have to be as or more timely than the current processes. Without a dedicated staff and funding, it is hard to imagine that could happen. Second, a cookie-cutter approach to dispute resolution that does not take into consideration the different land-use statutes of each state would create a separate and unequal body of law related to land use and right-of-way access for telecommunications and broadband users that would result in other right-of-way users being treated in a discriminatory manner.

2. Should FCC Adopt Policy guidelines, adopt rules, or adjudicate rights of way cases, under Section 253 or 332 of the Communications Act. While the City does not object to non-binding guidelines, it does not believe that adopting rules or adjudicating rights-of-way cases is the proper role for the FCC for the reasons stated in Section 1 above.

3. What effect has the Shot Clock Ruling had on City process? Has it reduced the number of applications pending at the City below the timelines in the ruling? The Shot Clock Ruling has had no effect on City processes. The City's pre-Ruling timeline is already shorter than that of the Ruling. The tolling provisions in the Ruling support the City's earlier statement that delays in permit processing, if any, are caused by the applicant, not the City.

4. a) How does the City handle "new or novel requests for access to rights of way or tower and antenna sites?" In one case, the City allowed a tower higher than the existing power company poles to accommodate a company that was willing to rebuild the sidewalk around the tower to be consistent with ADA requirements. Since our City is very pro-development and we realize that broadband and wireless communications are essential to a vibrant economy and healthy growth, we are willing to consider innovative methods that promote communications so long as the rights and needs of existing uses of the public

ROW are not impaired by newcomers. While we endeavor to help newcomers make productive use of ROW, the City cannot allow that to occur without a level playing field of local regulations that also protects public safety and the rights of existing users both public and private.

The City also promotes co-location amongst providers and allows co-location on existing utility facilities on private property.

b) Are there processes in place for addressing situations in which it is difficult to identify the rights of way holder? Each ROW user in the City has either a current franchise agreement or a specific ROW use permit. As a result, the City always knows the occupants of each segment of the street system.

c) To the extent applications are not processed in a timely fashion, what factors are responsible for delays? Are there types of errors, omissions, or substantive requirement in applications that frequent lead to rejection, dismissal, or return of the applications? Incomplete applications can lead to delays in processing permits. When information on the type of system being proposed is inadequate, it becomes difficult to assess whether or not the proposed system is compatible with other users or if there is sufficient capacity remaining for a new facility. The City's application forms provides details of what is required to be submitted, as well as a checklist which makes it clear to the applicant the documents required to be submitted.

5. Submit disaggregated data related to processing intervals for permit approval. See Exhibit 1.

6. What are appropriate criteria for determining the reasonableness of siting charges? City of Auburn uses a cost-recovery basis for its fees. In regards to development on private property, the City's fee schedule (Exhibit 2) outlines the required application fees that are applicable to all development within the City. For sites requiring a higher level of security, such as water reservoir sites due to homeland security regulations, the City may assess higher fees simply because any access to the site must be escorted by City staff, so there is a need to pay for the City's additional cost of accommodating that access.

The City does not believe there should be federal regulation of siting charges and fees. Rather, the decision should be left to the individual jurisdictions to decide what is best for their communities.

7. Submit data on current permitting charges.

Franchise Agreements. The City charges administrative fees of \$2,500 for the initial agreement, and \$500 for a renewal of an existing agreement

The City also requires applicants to reimburse the City for additional costs directly related to the franchise:

Auburn City Code (“ACC”) 20.06.170 Other city costs.

All franchisees shall, within 30 days after written demand, reimburse the city for all direct and indirect costs and expenses incurred by the city in connection with any modification, amendment, renewal or transfer of the franchise or any franchise agreement. In addition, all franchisees shall, within 30 days after written demand, reimburse the city for any and all costs the city reasonably incurs in response to any emergency involving the franchisee’s utility or telecommunications facilities. Finally, all franchisees shall, within 30 days after written demand, reimburse the city for the franchisee’s proportionate share of all actual, identified expenses incurred by the city in planning, constructing, installing, repairing or altering any city facility as a result of the presence in the public way of the franchisee’s utility or telecommunications facilities.

Public Way Agreements. The City charges administrative fees of \$500 for initial agreement, \$75 for a renewal of an existing agreement.

The City **also** imposes a franchise fee of six percent of gross revenues per year for telecommunications.

8. Submit examples of “model, typical, and problematic” franchising or access agreements. Attached hereto as Exhibit 3 is a list of franchisee and public way agreement holders. City staff estimates that in about 25% of the City’s franchises and public way agreements, the City finds itself in situations in which the applicant fails to provide timely information, application materials or payment, or fails to respond to one or multiple reminders from the City that the agreement needs to be renewed.

In rare instances, an applicant for an agreement is planning to share the facilities of another existing customer in the public right of way. Staff is aware of one instance in which a new applicant’s agreement was slowed down by the fact that the existing customer had failed to renew their agreement with the city to continue to use the City’s right of way. The City could not process the new application until the owner of the existing infrastructure renewed its permit.

9. Information on policy goals and other objectives related to access to rights of way and approval of wireless facilities. See the following excerpts from the City’s comprehensive plan:

City of Auburn Comprehensive Plan – Chapter 6 Private Utilities

Objective 15.1: To allow the development of private utilities to meet the needs of the existing community and provide for its planned growth consistent with the serving utilities public service obligations.

PU-1 Private utility companies are recognized as providers of important services necessary to maintain current and future lifestyles.

PU-5 Common utility trenches should be encouraged and coordinated by both private and public providers whenever possible.

Also, the City recognizes the measurable benefit to its citizens of a robust and competitive broadband industry. Its regulations are designed and interpreted to reduce permitting time and costs by encouraging collocation of infrastructure.

10. What roles do other civic goals play in guiding local rights of way and wireless governance decisions? ... how do localities weigh such issues as preventing the public disruption and damage to roads that accompanies street cuts, or satisfying aesthetic, environmental, or historic preservation concerns with goals of greater fixed and mobile broadband deployment and adoption through timely processing of permits, nondiscrimination, transparency, and reasonable charges. The City strives to treat all users of the public rights of way equally. By coordinating the City's right of way construction program with permit holders and franchisees, we reduce the deleterious effect of multiple cuts into our streets, and reduce construction delays to the travelling public. We also work with providers to mitigate potential spectrum conflicts between private industry, public safety, and other municipal communications.

11. What does the City require in order to permit the attachment of microcells, picocells, femtocells, and DAS antennas to existing infrastructure that is different from attaching any other antenna to a given structure? The City's Public Works Department coordinates with the Information Systems Department to ensure that proposed new equipment will not interfere with existing public or private facilities. Also, the City requires the newcomer to do some level of analysis to assist the City in understanding compatibility with existing users for a particular site. This is becoming especially important as the City expands its wireless access points network for managing City utilities.

In regards to co-location on private facilities (e.g. existing monopole) or existing structures that are not a residence or school, certain sizes of microcells require environmental review under the Washington's State Environmental Policy Act (SEPA). New service towers 60 feet and taller also require environmental review under SEPA.

12. Does the City allow all proposed DAS antennas within a network to be processed under a single application? Yes. Generally, the City does allow one permit to cover an area if the Applicant is very clear as to how the phasing would occur over time. If there are enough specifics in terms of precise location so that the City can evaluate location feasibility and compatibility with other existing users, then the City would entertain one application that may involve more than one location.

13. Is there disparate [permitting] treatment between ... the attachment of a wireless antenna to an existing public utility pole, and a collocation, where a wireless antenna is attached to some other existing structure? Generally not as the City is typically not the owner of power poles within the City. Companies who desire to attach to Puget Sound Energy's power poles within the ROW must negotiate a separate pole attachment agreement with PSE according to the existing PSE Franchise. So far as we know, PSE treats all users in the same manner. As a rule, the City does not allow users to attach to City street light poles since they are not designed to accommodate additional physical loads.

If a wireless facility is co-locating on an existing structure on private property, a building permit is required. There is no disparate permitting treatment between a request to co-locate and any other building permit.

Where the City gives a lease on City-owned facilities, that lease will permit a sub-lease to another provider for the purposes of collocation. The City does require the primary tenant to seek City approval of the sub-lease.

14. Identify any other practices or approaches that have been particularly beneficial to facilitating broadband deployment. We try to plan, and encourage others to plan, for joint trench uses for all new infrastructures. See also the City's Comprehensive Plan policy related to this subject.

When a project does require review under Washington's SEPA, the City streamlines the process as much as possible given the required comment and appeal periods.

15. Do we believe the FCC should establish a process for voluntary mediation of rights of way and wireless facilities siting disputes? No. Local government should maintain control over their rights-of-way. They should have the authority to negotiate with providers and set terms and conditions for access to the City's rights-of-way based on local economic and development factors that cannot be fully understood and accounted for by the Federal Government.

16. Should the FCC adopt rules designed to foster broadband deployment by addressing rights of way or wireless facilities siting problems? No.

17. Should the FCC address rights of way problems through adjudication?
No.

Conclusion.

Adding new layers of regulations and bureaucracy to a highly regulated process does not seem to promote broadband. Existing users of ROW have rights that must be protected. If those rights are tampered with by the FCC, the result could cause more harm to existing broadband companies than may be intended. Cities are already aware of the requirement to regulate by providing a level playing field environment. This should be encouraged going forward.

The City of Auburn streamlines its permit review process to the maximum extent possible. As mentioned under question 3, the City's average processing time is less than the 90 days required by the Shot Clock Ruling. When a project does require review under Washington's SEPA, the City's review process is lengthened to meet the required comment and appeal periods outlined in state law. If new layers of regulations are added to the siting of wireless communication facilities, the review process could be further lengthened unnecessarily.

Thank you again for allowing the opportunity for the City of Auburn to provide comments on the right-of-way, permitting, and tower placement issues related to broadband deployment.

Sincerely,

CITY OF AUBURN

A handwritten signature in black ink, appearing to read 'Peter B. Lewis', with a large, stylized initial 'P' and 'L'.

Peter B. Lewis
Mayor

cc: National League of Cities, Bonavita@nlc.org
National Association of Counties, jarnold@naco.org
NATOA, straylor@natoa.org
The United States Conference of Mayors, rthaniel@usmayors.org

PERMIT NUMBER	SUBMITTAL DATE	APPROVAL DATE	DAYS TO PROCESS	ISSUANCE DATE	DAYS TO PICK UP	NOTES
ADD09-0007	2/4/2009	7/13/2009	129	9/9/2009	58	20 DAYS SHOULD BE SUBTRACTED FROM THE 129 DAYS IT TOOK TO PROCESS - THE CITY TRANSMITTED A COMMENT LETTER ON 3/12/09; REVIEW WAS SUSPENDED UNTIL THE APPLICANT RESUBMITTED ON 4/2/09. DURING APRIL, MAY AND JUNE THE SEPA PROCESS PROCEEDED WHICH INCLUDED COMMENTS FROM THE PUBLIC, RESPONSES FROM THE APPLICANT, ETC. SEPA WAS COMPLETED ON 7/7/09 AND THE PERMIT ISSUED ON 7/13/09.
BLD03-0166	6/13/2003	8/28/2003	76	9/10/2003	13	
ALT06-0029	3/2/2006	3/27/2006	25	3/27/2006	0	
BLD00-0328	11/16/2000	12/21/2000	35	12/29/2000	8	
EXC06-0018	2/8/2006	2/21/2006	13	2/22/2006	1	
BLD03-0350	9/30/2003	11/5/2004	401	11/9/2004	4	APPROVED BY HEARING EXAMINER ON 12/4/03 (65 DAYS AFTER APPLICATION WAS RECEIVED). HEARING EXAMINER DECISION INCLUDED CONDITIONS THAT REQUIRED APPLICANT TO SUBMIT ADDITIONAL ITEMS PRIOR TO FINAL APPROVAL. APPLICANT SUBMITTED THOSE ITEMS ON 11/1/04 (331 DAYS AFTER HEARING EXAMINER DECISION). PERMIT APPROVED 4 DAYS AFTER APPLICANT SUBMITTED HEARING EXAMINER ITEMS.
ADM03-0007	7/17/2003	9/16/2003	61	9/16/2003	0	
BLD05-0233	6/28/2005	10/25/2005	119	11/28/2005	34	APPROVAL OF THIS APPLICATION WAS CONDITIONED UPON APPROVAL OF A LOT LINE ADJUSTMENT. THE LOT LINE ADJUSTMENT WAS SUBMITTED ON 8/4/05 (36 DAYS AFTER THE BUILDING PERMIT WAS SUBMITTED) AND IT WAS APPROVED ON 10/7/05 (THE PROCESS FOR COMPLETING THE LOT LINE ADJUSTMENT TOOK 61 DAYS). ONCE THE LOT LINE ADJUSTMENT WAS COMPLETE, THIS PERMIT WAS ISSUED 18 DAYS LATER.
ALT06-0125	7/19/2006	11/13/2006	127	11/13/2006	0	
ALT09-0113	5/7/2009	5/27/2009	20	7/10/2009	44	
BLD05-0232	6/28/2005	10/25/2005	119	11/28/2005	34	APPROVAL OF THIS APPLICATION WAS CONDITIONED UPON APPROVAL OF A LOT LINE ADJUSTMENT. THE LOT LINE ADJUSTMENT WAS SUBMITTED ON 8/4/05 (36 DAYS AFTER THE BUILDING PERMIT WAS SUBMITTED) AND IT WAS APPROVED ON 10/7/05 (THE PROCESS FOR COMPLETING THE LOT LINE ADJUSTMENT TOOK 61 DAYS). ONCE THE LOT LINE ADJUSTMENT WAS COMPLETE, THIS PERMIT WAS ISSUED 18 DAYS LATER.
CUP04-0007	9/8/2004	4/4/2005	208	4/4/2005	0	
ALT08-0200	9/17/2008	10/13/2008	26	11/17/2008	35	
ALT09-0091	4/10/2009	4/27/2009	17	6/26/2009	60	
BLD99-0077	2/3/1999	3/17/1999	42	3/23/1999	6	

Exhibit 1

PERMIT NUMBER	SUBMITTAL DATE	APPROVAL DATE	DAYS TO PROCESS	ISSUANCE DATE	DAYS TO PICK UP	NOTES
ADM03-0001	1/14/2003	3/10/2003	55	3/10/2003	0	
BLD03-0123	4/22/2003	5/30/2003	38	5/30/2003	0	
BLD04-0449	9/30/2004	1/27/2005	119	3/29/2005	61	
ALT09-0092	4/10/2009	4/27/2009	17	6/26/2009	60	
ALT10-0051	2/1/2010	3/5/2010	33	3/15/2010	10	
ALT09-0244	8/7/2009	9/14/2009	38	10/16/2009	32	
BLD89-0726	11/9/1989	12/4/1989	25	12/4/1989	0	
ALT00-0177	10/25/2000	12/20/2000	55	1/5/2001	16	

CITY OF AUBURN FEE SCHEDULE FEES FOR CITY PERMITS AND ACTIONS

Effective July 20, 2010

A. PLANNING, BUILDING AND COMMUNITY DEVELOPMENT DEPARTMENT FEES
(Per Ordinance No. 5707, Ordinance No. 5715, Ordinance No. 5819, Resolution No. 3797, Resolution No. 3953, Resolution No. 4070, Resolution No. 4117, Resolution No. 4143, Ordinance No. 6077, Resolution No. 4272, Resolution No. 4424, Ordinance No. 6276 and Resolution No. 4552.)

1. APPLICATION FEES: Applications for any action identified below shall not be accepted for filing, unless otherwise noted, until the fees per the below schedule have been paid to the City.¹

Application Type	Fee
Additional Meeting Fee	\$450.00 per meeting occurrence
Address Assignment	\$104.00 per address
Administrative Use Permits (*application fee covers 1 meeting with staff after which additional meeting fees apply)	\$880.00
Appeal of Administrative Decision to Hearing Examiner	\$1,000.00
Binding Site Plan ² (*application fee covers 2 meetings with staff after which additional meeting fees apply)	\$1,139.00 + \$62.00/lot
Boundary Line Adjustment:	
Residential	\$518.00
Non-Residential (includes mixed use projects)	\$854.00
Boundary Line Elimination	\$500.00
Comprehensive Plan Map Amendments ³ (*application fee covers 2 meetings with staff after which additional meeting fees apply)	\$2,070.00 (incl. rezoning application)
Comprehensive Plan Text Amendments ³ (*Application fee covers 2 meetings with staff after which additional meeting fees apply)	\$1,000.00
Conditional Use Permits (*application fee covers 2 meetings with staff after which additional meeting fees apply):	
Residential	\$1,000.00
All Other Uses (includes mixed use projects)	\$2,000.00
Conditional Use Permits ⁴ – Minor Adjustment (*application fee covers 1 meeting with staff after which additional meeting fees apply):	

¹ Please note that the City of Auburn may collect a review fee on behalf of the Valley Regional Fire Authority for certain land use and/or environmental reviews which fee is collected in addition to the City's required fees.

² Per Auburn City Code, a modification to an approved binding site plan shall be processed in the same manner as the original binding site plan approval. Therefore, the specified fee shall apply to a new or modified binding site plan approval request.

³ Fees for amendments to text or maps of the Comprehensive Plan apply only where an applicant seeks an amendment affecting specific properties rather than the City generally or property within the City generally.

⁴ Per Auburn City Code, a major adjustment to an approved conditional use permit shall be processed in the same manner as the original conditional use permit approval. Therefore, the specified fee shall apply to a new request for

Application Type	Fee
Residential	\$414.00
All Other Uses (includes mixed use projects)	\$554.00
Critical Areas Ordinance:	
On-site monitoring & reporting (required) of wetlands & other environmentally sensitive areas ⁵	\$300.00 per monitoring event
Reasonable Use Determination	\$259.00
Review of critical areas report not associated with land use approval request or SEPA threshold determination request	\$500.00
Review of reports and plans submitted to comply with condition of land use approval or SEPA threshold determination	\$259.00
Variance – administrative	\$259.00
Variance – hearing examiner	\$1,000.00
Current Use Taxation (*application fee will cover 1 meeting with staff after which additional meeting fees apply)	\$800.00
Development Agreement – Amendment	\$2,200.00 + \$60.00/lot or dwelling unit
Downtown Urban Center Design Review (*application will cover 1 meeting with staff after which additional meeting fees apply)	\$1,139.00
Environmental Reviews (*application fee covers 1 meeting with staff after which additional meeting fees apply):	
SEPA Checklist review (includes City issuance of DNS, MDNS, or DS as appropriate)	\$802.00 + 259.00 per required special study
Revised or Supplemental SEPA Checklist review (includes City issuance of Addendum if appropriate)	\$350.00 + 259.00 per special study
Environmental Impact Statement (EIS) or Supplemental EIS (includes scoping process, preparation and issuance of draft and final EIS/SEIS)	\$802.00 + actual costs to prepare, conduct and issue
SEPA 3 rd party review	Actual costs
Environmental Impact Statement	\$802.00 + actual costs for preparation of draft & final statements including labor, materials, mailing & other actual costs relating to the drafting & circulating of the EIS
Fee for Posting Public Notice Boards:	
2x4 Notice Board	\$80.00
4x4 Notice Board	\$136.00
Final Plats – Subdivisions (*application fee will cover 2 meetings with staff after which additional meeting fees apply)	\$1,533.00 + \$52.00 per lot

conditional use permit approval or a request for a major adjustment to a previously approved conditional use permit approval.

⁵ For monitoring required over multiple years, the total monitoring fee for the required monitoring period shall be paid prior to final plat approval or issuance of Certificate of Occupancy or acceptance of required bond.

Application Type

	Fee
Final Plats – Short Plats (*application fee will cover 1 meeting with staff after which additional meeting fees apply)	\$750.00 + \$25.00 per lot
Flexible Development Alternatives Review (*application fee will cover 1 meeting with staff after which additional meeting fees apply)	\$1,139.00
Hearing Examiner – Conduct of Hearing and Preparation of Decision ⁶	Total hourly charge for hearing examiner plus associated expenses to be paid by applicant prior to issuance of final decision
Mining Permits (*application fee covers 3 meetings with staff after which additional meeting fees apply)	\$3,623.00
Miscellaneous Administrative Decisions (i.e. sign area deviation, written interpretations, etc.)	\$500.00
Multi-Family/Mixed Use Design Standards Compliance Review (*application fee will cover 1 meeting with staff after which additional meeting fees apply)	\$1,139.00
Plat Alteration or Vacation (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$1,000.00 per request
Plat Modification (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$1,000.00 per request
Preliminary Plats – Subdivisions (*application fee covers 3 meetings with staff after which additional meeting fees apply.)	\$3,000.00 + \$120.00/lot
Preliminary Plats – Short Plats (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$1,449.00
Preliminary Site Plan Review (non-PUD) (*application fee will cover 1 meeting with staff after which additional meeting fees apply)	\$1,035.00
Pre-application Meeting (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$259.00 – fee will be applied towards any related application made w/in 6 months of the date the pre-application meeting was held.
PUD – Major Adjustment ⁷ (*application fee covers 2 meetings with staff after which additional meeting fees apply.)	\$2,588.00
Rezone (map amendment) ⁸	\$1,760.00
School Impact Fee Collection: ⁹	
Per Single Family Dwelling Unit	\$52.00
Per Multi-Family Dwelling Unit	\$26.00
Shoreline (*application fee covers 1 meeting with staff after which	

⁶ The total cost for the Hearing Examiner is in addition to the relevant application fee for applications requiring a public hearing before the Hearing Examiner (e.g. conditional use permit).

⁷ A prior City Code amendment eliminated Planned Unit Developments (PUD). The PUD fees included herein are applicable only to the existing previously approved PUDs.

⁸ Application fee covers 2 meetings with staff after which additional meeting fees apply.

⁹ The City imposes an application fee to cover the reasonable cost of administration of the impact fee program.

Application Type	Fee
additional meeting fees apply):	
Exemption Determination	\$215.00
Conditional Use Permit	\$1,139.00
Substantial Development Permit	\$1,139.00
Variance	\$1,139.00
Short Plat Application – Preliminary (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$1,449.00
Short Plat Modification (*application fee will cover 1 meeting with staff after which additional meeting fees apply)	\$259.00 per requested modification
Sign Permit	\$100.00
Site Plan Approval – PUD, Residential ⁹ (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$1,139.00 + \$62.00/lot or unit
Site Plan Approval - PUD, Non-residential ⁹ (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$1,139.00 + \$62.00/lot or unit
Special Home Occupation Permits	\$259.00
Three-Party Outside Utility Extension Agreement - Site Specific Review. (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$1,035.00 + plus the City's actual costs in performing under the terms of the agreement as negotiated between the parties
Type I Temporary Use Permit	\$96.00 + \$48.00 per extension request
Type II Temporary Use Permit	\$144.00 + \$48.00 per extension request
Variance (inclusive of Special Exceptions):	
Per each residence on a single family lot	\$259.00
All Other	\$575.00
Water/Sewer Certificate (outside of city limits for other than single-family)	\$311.00
Zoning Certification letter:	
Residential	\$52.00
Non-Residential (includes mixed use development)	\$104.00
Zoning Code Text Amendment (*application fee covers 1 meeting with staff after which additional meeting fees apply.)	\$1,035.00

2. **BOOKS, MAPS, MATERIALS :**¹⁰(pursuant to Resolution No. 3953)

Description:	Fee
Comprehensive Plan	Cost of Production
Downtown Plan	Cost of Production
Downtown Plan Appendices	Cost of Production
Copies of codes and ordinances	Cost of Production
Maps	Cost of Production

¹⁰ Prices for printed materials do not include any taxes.

3. LAND CLEARING, GRADING AND FILLING FEES (Per Ordinance No. 6146, Resolution No. 4272 and Resolution No. 4424.)

Land Clearing Fees:

Base Fee (for up to 1 acre)

\$311.00

Additional Fees:

1 to 5 Acres

Base Fee + \$114.00 per acre

Over 5 Acres

Base Fee + \$83.00 per acre

Grading and Filling Fees:

Base Fee:

\$311.00

Additional Fees:

For 500 to 250,000 Cubic Yard (CY)

Base Fee + \$0.12 per CY

Over 250,000 Cubic Yards (CY)

Base Fee + \$0.02 per CY

4. Permit Fees (per Ordinance 5715, Ordinance 5819, Resolution No. 3773, Resolution No. 3797, Resolution No. 3818, Resolution No. 3953, Resolution No. 4143, Ordinance No. 6146, Resolution No. 4272 and Resolution No. 4424.)

- a. **Building Permit Fees:** The fee for each International Building Code, International Residential Code, Washington State Energy Code or Washington State Indoor Air Quality Code building permit shall be as set forth in Table 1-A, below.¹¹

Table 1-A BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$32.00
\$501.00 to \$2,000.00	\$32.00 for the first \$500.00 plus \$6.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$114.00 for the first \$2,000.00 plus \$18.60 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$544.00 for the first \$25,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$903.00 for the first \$50,000.00 plus \$10.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,397.00 for the first \$100,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,912.00 for the first \$500,000.00 plus \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$8,769.00 for the first \$1,000,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two hours)	\$63.00 per hour ¹
2. Reinspection fees assessed under provisions of Section 109.4.13	\$63.00 per hour ¹
3. Inspections for which no fee is specifically indicated (minimum charge – one half hour)	\$63.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge – one half hour)	\$63.00 per hour ¹

¹¹ Please note that the City of Auburn may collect a review fee for the Valley Regional Fire Authority for certain permit applications that is collected in addition to the City's required fees.

5. For use of outside consultants for plan checking and inspections, or both Actual costs²

FOOTNOTES:

¹ Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

² Actual costs include administrative and overhead costs.

- b. Mechanical Permit Fees:** The fee for each permit issued under provisions of the International Mechanical Code, International Fuel Gas Code, NFPA 54 (National Fuel Gas Code), NFPA 58 (Liquefied Petroleum Gas Code), or the mechanical device provisions of the International Residential Code shall be as set forth in Table 2-A, below. For new single-family dwellings a flat rate permit fee of \$185.00 may be charged in lieu of fees as prescribed in Table 2-A.

Table 2-A MECHANICAL PERMIT FEES

Permit Issuance and Heaters:	
1. For the issuance of each mechanical permit	\$26.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$9.00
Unit Fee Schedule	
<i>(Note: The following do not include permit-issuing fee.)</i>	
1. Furnaces:	
For the installation or relocation of forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance up to and including 100,000 Btu/h (29.3 kW)	\$18.00
For the installation or relocation of forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$22.00
For the installation or relocation of each floor furnace, including vent	\$18.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$18.00
2. Appliance Vents:	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$9.00
3. Repairs or Additions:	
For the repair of, the alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$16.00
4. Boilers, Compressors and Absorption Systems:	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$18.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$31.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$41.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$62.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$102.00
5. Air Handlers:	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	\$12.00
Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling system, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.	
For each air-handling unit over 10,000 cfm (4719 L/s)	\$22.00
6. Evaporative Coolers:	
For each evaporative cooler other than a portable type	\$12.00

7. Ventilation and Exhaust:	
For each ventilation fan connected to a single duct.....	\$9.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$12.00
For the installation of each hood which is served by a mechanical exhaust, including the ducts for each hood	\$12.00
8. Incinerators:	
For the installation or relocation of each domestic-type incinerator	\$22.00
For the installation or relocation of each commercial or industrial-type incinerator	\$18.00
9. Miscellaneous:	
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories or for which no other fee is listed in the table	\$12.00
Other Inspections and Fees:	
1. Inspections outside of normal business hours, per hour (minimum charge -- two hours)	\$63.00
2. Reinspection fees assessed under provisions of Section 109.4.13 ... \$61.003. Inspections for which no fee is specifically indicated, per hour (minimum charge -- one-half hour)	\$63.00
3. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge -- one-half hour)	\$63.00
* Or the total cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

- c. **Plumbing Code Permit Fees:** For new single-family dwellings a flat rate permit fee of \$185.00 may be charged in lieu of fees as prescribed in Table 3-A.

Table 3-A PLUMBING PERMIT FEES

Permit Issuance:	
1. For issuing each permit	\$24.00
2. For issuing each supplemental permit	\$12.00
Unit Fee Schedule (in addition to items 1 and 2 above):	
1. For each additional plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	\$9.00
2. For each building sewer and each trailer park sewer	\$19.00
3. Rainwater systems - per drain (inside building)	\$9.00
4. For each water heater and/or vent	\$9.00
5. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$9.00
6. For each installation, alteration or repair of water piping and/or water treatment, each	\$9.00
7. For each repair or alteration of a drainage or vent piping, each fixture	\$9.00
8. For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$9.00
9. For atmospheric-type vacuum breakers not included in item 12:	
1 to 5	\$6.00
over 5, each	\$2.00
10. For each backflow protective device other than atmospheric type vacuum breakers:	
2 inch (51 mm) diameter and smaller	\$9.00
over 2 inch (51 mm) diameter	\$17.00
11. For initial installation and testing for a reclaimed water system	\$35.00
12. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$35.00
13. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$57.00
14. For each additional medical gas inlet(s)/outlet(s)	\$6.00
Other Inspections and Fees:	
1. Inspections outside of normal business hours	\$63.00
2. Reinspection fee	\$63.00
3. Inspections for which no fee is specifically indicated	\$63.00
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half hour)	\$63.00
*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.	

Fees: Permit fees shall be assessed in accordance with this section. Fees specified shall be adjusted for inflation each year based upon the Seattle Consumer Price Index. Fees shall be rounded down to nearest whole dollar.

Appeal Fees: The fee for appeals of codes adopted pursuant to ACC Chapter 15 shall be \$110.00 plus total hearing examiner costs.

Plan Review Fees: When submitted documents are required by Section 106.3 of the Construction Administrative Code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A. The plan review fees specified in this section are separate fees from the permit fees and in addition to permit fees.

Temporary Certificate of Occupancy Fees: There shall be a fee equal to ten percent of the building permit fee for issuance of a temporary certificate of occupancy.

5. Administrative procedures and miscellaneous inspections: In addition to any other fees specified in this chapter, there shall be a fee schedule for certain administrative procedures not otherwise included as set forth in the following schedule of fees:

Adult Family Home Inspection	\$160.00
Demolition, permit and inspections	Per Table 1-A
Relocation (pre-inspection)	Per Table 1-A
Housing inspection	Actual city cost, minimum \$21.00
Change of use	Per Table 1-A
Sign permits	Unless except by Ch. 18.56 ACC, the fee shall accompany each application for a sign permit. The amount of the fee shall be based upon the value of the sign pursuant to Table 1-A.

6. Rental Housing Business License Fees *(Per Resolution No. 4601, Ordinance No. 5882, Resolution No. 4272 and Resolution No. 4424):*

(1) The fee for a license to operate rental housing businesses in the City, as defined in Chapter 5.22 of the Auburn City Code (ACC) shall be based on the total number of units as follows:

- (a) One to four dwelling units: \$53.00 per year;
- (b) Five to 24 dwelling units: \$106.00 per year;
- (c) Twenty-five or more dwelling units: \$212.00 per year.

(2) The fee for a license to operate rental housing businesses in the city shall be for the license year from January 1 to December 31, and each applicant must pay the full fee for the current license year or any portion thereof during which the applicant has engaged in the operation of rental housing businesses.

(3) The rental housing business license fee required by this chapter is in lieu of, and not in addition to, the general business license fee required by Chapters 5.05 and 5.10 of the Auburn City Code (ACC); provided, however, that any person required to obtain a rental housing business license must also obtain a general business license, at no cost, pursuant to Chapters 5.05 and 5.10 of the Auburn City Code (ACC).

(4) Notwithstanding the provisions of sub-section (1) of this section, the fee for operating rental housing facilities for any single individual, partnership, corporation or entity shall not exceed \$424.00 per license period.

For the 2010 calendar year only, rental housing business license renewals shall be valid for the period July 1, 2010 to December 31, 2010 subject to the payment of one-half of the specified fee. For the 2011 calendar year and subsequent calendar years, rental housing business license renewals shall be for the period January 1 through December 31.

B. AUBURN MUNICIPAL AIRPORT FEES (Per Ordinance No. 5707, amended by Ordinance No. 5715 and Ordinance No. 5819, and amended by Resolution No. 3784, Resolution 3797, Resolution No. 3841, Resolution No. 3953, Resolution No. 4117, Resolution No. 4270, and Resolution No. 4414)

1. Lease Fees:

<u>Lease Type</u>	<u>Fee</u>
Open Single	\$179.01
Open Twin	\$206.95
Closed R-2	\$272.91
Closed R-9 & 10	\$381.51
Outside Tiedowns	\$60.15
Storage Rows 3-8	\$103.61
Storage Units (185 sq. ft. – Buildings 9, 10)	\$92.23
Storage Units (298 sq. ft.)	\$111.15
Storage Units (380 sq. ft. – Buildings 9, 10)	\$141.78

The West End Hangars located on Hangar rows 9 and 10 have an additional 298 square feet each. There shall be an additional \$100.00 per month surcharge for the additional space.

A **security surcharge** of \$5.00 per month is charged, in addition to the base monthly rental fees provided in this section, for each tie-down, each hangar door and each storage rental area, which security surcharge fees are to be used for the provision of increased security at the Auburn Municipal Airport (approved by Ordinance No. 5500 on January 16, 2001). For the purposes hereof, each tie-down consists of the structures/facilities necessary to accommodate one (1) regular sized light aircraft. Furthermore, the hangar doors to which the security surcharge applies includes all hangars located at the Auburn Municipal Airport, including those hangars built on land owned by the City but leased to private parties, and those hangars owned in a condominium type ownership.

The above lease and security surcharge amounts are subject to applicable leasehold taxes, which shall be paid by the tenant. The total charges, including the above lease rates plus lease hold tax and surcharge shall be reflected in monthly billing rates. Tenants shall be given notice as required by Ordinance or lease agreements. The Airport Lease rates shall be effective January 1, 2008.

Payments. Payments are due on the first of each month, past due as of the 5th and late as of the 15th. Payments not received by the 15th incur a \$10.00 late fee. Payments not received after 30 days from the due date incur an additional \$25.00 delinquency fee.

Automatic gate electronic cards. One automatic gate electronic card will be issued to each tenant free of charge. Any additional electronic cards requested by a tenant are subject to a \$25.00 non refundable fee. A \$25.00 replacement fee will be assessed against the tenant for all lost or damaged electronic cards. All electronic cards must be returned to the airport at the time of lease expiration.

Each lease shall include an initial payment of first and last months' rent plus a damage deposit in the amount of two times the monthly base rate. Each lease agreement shall also include terms that authorize the city to apply the damage deposit to outstanding charges on termination.

2. Daily Transient Parking (overnight)

Rate

Tie Down	\$5.00
Open "T"	\$25.00
Enclosed Hanger	\$35.00

3. Additional Airport Fees

Aeronautical Business License (<i>includes listing of your business on airport signs and airport webpage.</i>)	\$250.00
Hanger Waitlist Fee (<i>this is a fee and is non refundable or applicable to rent.</i>)	\$50.00

C. POLICE DEPARTMENT FEES (Per Ordinance No. 5715 amended by Ordinance No. 6216, 5819, Resolution No. 3797, Resolution No. 3953, Resolution No. 4117, Resolution No. 4272, Resolution No. 4424, Ordinance 6216, Ordinance 6276 and Resolution No. 4552.)

Type	Fees
Police Report/Collision Report (fee not charged where requested by victim or party involved)	\$13.25
Visa Letter	\$5.00
Fingerprinting Fees (fee not charged where taking of fingerprints is required by city)	\$15.00 (per card)
Health Services (to be collected from persons confined in the Auburn City Jail who requests health services)	\$8.00
Electronic Home Monitoring (per inmate, per day with fee set by WASPC)	\$15.50

D. CITY CLERK FEES *(Per Ordinance No. 5715, Ordinance No. 5819, Resolution No. 3797, and Resolution 4244.)*

Type

Fees

Fees for public records – Collection

Non-certified copies of public records	\$0.15 per page
Non-certified color copies (letter and legal sized)	\$0.55 per page
Non-certified color copies (11x17)	\$1.10 per page
Certified copies of public records	\$4.00 per page
Non-certified copies of public records where a search or documentation is required)	\$4.00 for 1 st page and \$2.00 each add'l page

Fees for Auburn City Code book and supplements

Copy of Auburn City Code book (with latest supplement)	\$100.00 per code book
Supplements to the Auburn City Code book	\$11.00 per copy.

E. CITY CEMETERY FEES (Per Ordinance 5715, Resolution No. 3797, Resolution No. 3953, Resolution No. 4027, Resolution No. 4103, Resolution No. 4117, Resolution No. 4272 Resolution No. 4424, and Resolution No. 4552.)

GRAVES

Section 9A and 9B	\$2,195.00
All other adult graves	\$1,795.00
Child's Place	\$300.00
Double Depth (includes 2 burial spaces / 2 liners)	\$3,995.00
Section 9A and 9B (Upright monument plots)	\$3,995.00

GROUND CREMATION PLOTS

Centennial Urn Garden (single)	\$595.00
Centennial Urn Garden (double)	\$1,190.00
Section 9 Upright Section Urn Plots (6 urns)	\$3,195.00

NICHES

Mausoleum (top rows available only)	
Single	\$495.00
Centennial Columbarium II (1 or 2 urns)	
Row 1 Top	SOLD
Row 2 Middle	SOLD
Row 3 Middle	\$1,695.00
Row 4 Bottom	\$1,545.00

CHAPEL OF MEMORIES – INTERIOR NICHES*

Niche Dimensions

12 x 12 Single	\$2,195.00 – \$3,595.00
12 x 18 Double	\$3,295.00 – \$5,995.00
12 x 24 Family (up to 3 urns)	\$6,895.00 – \$8,295.00

*The above niche prices include one bud vase per niche. Inurnment will be \$375.00 per occasion. See guidelines for additional pertinent information. A single inscription on the glass front is \$50.00 plus tax. Urn's to be purchased separately.

CHAPEL OF MEMORIES – EXTERIOR NICHES*

	Rows 4, 5 & 6	Rows 2 & 3	Rows 1, 7 & 8
Niche	\$2,695.00	\$2,295.00	\$1,895.00

*If the niche (external) is to be used as a double niche, the inurnment, inscription and tax will be due when a second urn is placed. (Row 1 is the bottom row)

OVERTIME WILL BE CHARGED AT \$150.00 PER HOUR AFTER 4:30 P.M., MONDAY THROUGH FRIDAY. THE SATURDAY SERVICE CHARGE IS \$495.00 FOR FULL INTERMENT AND \$295.00 FOR CREMATION SERVICES.

EXTENDED LAND USE \$495.00

MEMORIAL PLAQUE - \$125 additional for inscription + tax \$295.00

SERVICES

Opening and Closing – Ground Burials	
Forest Walk	\$395.00
Liner/Vault	\$1,195.00
Children's Place	\$295.00
Opening and Closing – Cremation	
Cremation Plot	\$425.00

Niche - \$125.00 for additional inscription + tax	\$375.00
Opening and Closing - Entombment - \$125.00 inscription + tax	\$695.00
Vault Installation + tax	\$395.00
Marker Services	
Flat Grass:	
Setting Fee + tax	\$295.00
Resetting Fee + tax	\$150.00
Upright:	
Setting Fee + tax	\$395.00
Resetting Fee	\$325.00
Vase Setting Fee + tax	\$45.00
Recording Fee	\$55.00
Overtime Charge - per hour	\$175.00
Saturday Service Fee	
Full Interment	\$495.00
Cremation	\$295.00

MATERIALS

Flower Vases: (prices include vase setting fee)	
Standard	\$95.00
Deluxe Cast Zinc (gray or bronze zinc)	\$150.00
Deluxe Wall (brass)	\$175.00
Liners: Concrete Liner	\$495.00
Mountain View Vault (+ installation fee & tax)	\$395.00
Double Depth	\$790.00
Infant	**as required
Urn Encasement	\$195.00
Vault Installation + tax	\$395.00

ForestWalk Informal Cremation Garden

Single 3'		Double 4'	
Single Ground Plot	\$495.00	Double Ground Plot	\$895.00
Feature Site 4'		Wishing Well	
Double Ground Plot	\$1,495.00	Scattering	\$295.00

+ monument and tax

Biodegradable Urn	\$85.00 + tax	Add for 2 nd Inurnment	\$375.00
Granite Memorials Start At	\$295.00 + tax	Add for 2 nd Marker Inscription	\$125.00+ tax

F. PUBLIC WORKS DEPARTMENT FEES

1. Transportation Impact Fee Rate Schedule: (Per Ordinance No. 5763 as amended by Resolution No. 3953, Ordinance No. 6005, Resolution No. 4103 and Resolution No. 4424.)

Land Use	ITE Land Use Code	Measure	Trip Rate	Fee Rate
<i>Residential</i>				
SF residential	210	dwelling	1.01	\$3,882.61
MR residential	220, 221, 230, 233	dwelling	0.62	\$2,519.58
Senior housing	251	dwelling	0.26	\$799.59
Mobile home in MH park	240	dwelling	0.59	\$1,814.45
<i>Commercial – Services</i>				
Drive-in bank	912	sf/GFA	45.74	\$45.21
Day care center	565	sf/GFA	13.18	\$21.72
Hotel	310	room	0.59	\$2,592.07
Motel	320	room	0.47	\$2,064.87
Library	590	sf/GFA	7.09	\$9.93
Post office	732	sf/GFA	10.89	\$15.25
Service station	944	VFP	13.86	\$10,351.57
Service station with mini mart	945	sf/GFA	96.37	\$53.98
Auto care center	942	sf/GFA	3.38	\$5.72
Movie Theater	444, 445	seat	0.07	\$150.31
Health Club	492, 493	sf/GFA	4.02	\$10.34
<i>Commercial-Institutional</i>				
Elementary school	520	sf/GFA	1.19	\$1.78
Middle school/Jr. High	522	sf/GFA	1.19	\$2.82
High school	530	sf/GFA	0.97	\$3.15
Asst. Living, Nursing Home	254, 620	bed	0.22	\$676.57
Church	560	sf/GFA	0.66	\$2.68
Hospital	610	sf/GFA	1.18	\$5.19
<i>Commercial – Restaurant</i>				
Restaurant	931	sf/GFA	7.49	\$22.38
High turnover restaurant	932	sf/GFA	10.92	\$22.07
Fast food restaurant	934	sf/GFA	34.84	\$38.27
Espresso Stand drive thru	NA	site	6.00	\$2,636.00
<i>Commercial – Retail Shopping</i>				
Shopping center	820	sf/GLA	3.75	\$6.06

Supermarket	850	sf/GLA	10.45	\$18.08
Convenience market	851	sf/GLA	52.41	\$33.68
Freestanding discount store	813, 815, 861, 863, 864	sf/GLA	4.53	\$7.31
Hardware/paint store	816	sf/GLA	4.84	\$3.62
Specialty retail center	814	sf/GLA	2.71	\$2.53
Furniture store	890	sf/GLA	0.46	\$0.52
Car sales – New	841	sf/GLA	2.64	\$10.67
Car sales – Used	NA	space ¹¹	0.28	\$1,131.72

Commercial – Office

General office	710, 715, 750	sf/GFA	1.49	\$7.51
Medical office	720	sf/GFA	3.72	\$14.71

Industrial

Light industry/manufacturing	110, 140	sf/GFA	0.86	\$6.02
Heavy industry	120	sf/GFA	0.86	\$5.33
Industrial park	130	sf/GFA	0.86	\$6.02
Mini-warehouse/storage	151	sf/GFA	0.21	\$1.35

Notes:

- A. Basic trip rates are based on the ITE Trip Generation Manual, 7th Edition.
- B. Impact fee rate calculation is based upon the following methodology:
 - Basic Trip Rate = PM Peak Hour Trip Generation (per unit of measure)
 - Basic Trip Rate x Percent of New Trips x Trip Length Adjustment x Per Trip Fee/(divide by) 1,000 for rate per square foot (where applicable) = Impact Fee Rate (per unit of measure)
- C. For land uses not specifically identified here, trip generation rates could be derived from ITE or a special study by the applicant.
- D. sf /GFA= Square feet Gross Floor Area; sf/GLA= Square Feet Gross Leasable Area; VFP=Vehicle Fueling Position.

2. Truck-Dependant Land Use Supplementary Transportation Impact Fee Rate Schedule: (Per Resolution No. 4122 and Resolution No. 4424.)

Land Use	ITE Land Use Code	Unit of Measure	Truck Trip Rate	Impact Fee Rate (per sf)
<i>Industrial</i>				
Light Industry/Manufacturing	110, 130, 140	sf/GFA	0.06	\$ 0.11
Heavy Industry	120	sf/GFA	0.04	\$ 0.09
<i>Commercial-Retail</i>				
Shopping Center	820	sf/GLA	0.01	\$ 0.01

¹ Space is individual vehicle sales space: 70 vehicles for sale = 70 vehicle spaces.

Supermarket	850	sf/GFA	0.33	\$	0.64
Free-Standing Discount Store	813, 815, 861, 863, 864	sf/GFA	0.10	\$	0.19
Home Improvement Superstore	862	sf/GFA	0.37	\$	0.70
Car Sales -New	841	sf/GFA	0.09	\$	0.16

Commercial – Restaurant

Restaurant	931	sf/GFA	0.63	\$	1.20
Fast Food Restaurant	934	sf/GFA	2.87	\$	5.51

Notes:

- A. ITE Land Use Code based on ITE Trip Generation, 7th Edition
- B. Impact fee rate calculation is based upon the following methodology:
 - Truck Trip Rate = Daily Truck Trip Generation (per unit of measure)
 - Truck Trip Rate x Per Trip Fee = Impact Fee Rate (per unit of measure)
- C. For land uses not specifically identified in the table, trip generation rates could be derived from a special study by the applicant.
- D. sf /GFA=Square feet of Gross Floor Area; sf/GLA= Square Feet of Gross Leasable Area

3. Impact Fees By Land Use – Revenue Credit = 20% (Per Ordinance No. 5977, Resolution 3953, and Resolution No. 4022)

Land Use	Total Fire and EMS Cost Per Unit Of Development	Adjustment (Revenue Credit) At 20%	Fire and EMS Impact Fee Per Unit of Development	
<i>Residential</i>				
Single Family, Duplex, Mobile Home	\$ 362.66	\$ 72.53	\$ 290.13	per dwelling unit
Multi-family	383.09	76.62	306.47	per dwelling unit
<i>Non-Residential</i>				
Hotel/Motel	0.53	0.11	0.42	per sq ft
Hospital/Clinic	1.05	0.21	0.84	per sq ft
Group Living	2.63	0.53	2.10	per sq ft
Office	0.29	0.06	0.23	per sq ft
Retail	0.62	0.12	0.50	per sq ft
Restaurant/Bar/Lounge	1.62	0.32	1.30	per sq ft
Industrial/Manufacturing	0.11	0.02	0.09	per sq ft
Leisure/Outdoors	1.08	0.22	0.86	per sq ft
Agriculture	0.71	0.14	0.57	per sq ft
Church	0.38	0.08	0.30	per sq ft
Schools/Colleges	1.07	0.21	0.86	per sq ft
Government/Public Buildings	1.81	0.36	1.45	per sq ft

Casino	3.78	0.77	3.01	per sq ft
Jails	21.99	4.40	17.59	per sq ft

4. Facility Extension Fees: (Per Ordinance No. 5791 and amended by Ordinance No. 5819, Resolution No. 3953, Resolution No. 4272 and Resolution No. 4424.)

The Facility Extension Application Fee is \$552.00, plus \$167.00 for each Facility (Water, Sanitary Sewer, Storm Drainage, Street, private street and private storm systems within private streets).

Facility Extension Fees are the summation of the following categories (a+b+c+d), or \$1,660.00, whichever is greater.

- a. For the combined linear footage of water, sewer, storm drainage and private storm drainage within private streets:

The first 0 lineal feet (LF) to 1000 LF is charged at \$5.50 per LF plus,
The next 1001 LF to 2500 LF is charged at \$2.80 per LF plus,
Any additional over 2500 LF is charged at \$1.65 per LF.

- b. For the linear footage of streets and private streets:

The first 0 LF to 500 LF will be charged at \$6.90 per LF plus,
The next 501 LF to 1000 LF will be charged at \$4.10 per LF plus,
Any additional over 1000 LF will be charged at \$1.10 per LF.

- c. For non-linear extensions such as pump stations or traffic signals, the extension fee will be determined by the City Engineer based on an estimate of the City's labor Cost associated with the plan review, inspection, and administration of the application.

- d. For that portion of the water or sewer facility located outside City Limits, but within existing County (King or Pierce) right-of-way, an additional fee of \$444.00 plus \$5.00 per LF of the combined water and sewer extension located in the existing County right-of-way applies.

Facility Extension Fees will be paid as follows:

1. Forty percent (40%) at the time of execution of the facility extension agreement.
2. Sixty percent (60%) upon the City's approval of the construction drawings and prior to the start of construction.

5. Right-of Way Use Permit Fees: (Per Ordinance No. 6125)

Type A – Banner: \$30.00

Type B – Short term: \$60.00
 Type C – Long term: \$100 for the 1st year / \$30 for each additional year
 Type D – Hauling: \$100.00 + estimated staff time @ \$50 per hour

Street Closure – Type B or C: \$90.00
 Sidewalk Closure – Type B or C: \$60.00
 Parking Closure – Type B or C: \$60.00

6. Flood Control Zone Permit: (Per Ordinance No. 5819)

Base permit fee \$50.00

7. Street and Alley Vacations: (Per Resolution No. 4143) \$750.00

8. Utility System Development Fees: (Per Ordinance No. 5819 and amended by Resolution No. 3797, Resolution No. 3953, Resolution No. 4272 and Resolution No. 4424.)

For all utilities, a charge in lieu of assessment or payback charges may be applicable for the proportional share of the utility line being connected to.

a. Water Utility: Connection fees are comprised of a Water Service Installation Permit Fee and the System Development Charge as follows:

Meter Size (In Inches)	Water Service Installation Permit Fee			System Development Charge (SDC)
	Existing Water Service & Meter Box*	Water Service & Meter Box Installed by City**		
		Paved Street	Unpaved Street	
¾ or less	\$212.00	\$2,175.00	\$1,170.00	\$2,424.00
1	\$280.00	\$2,380.00	\$1,475.00	\$4,048.00
1-1/2	\$450.00	\$3,210.00	\$2,305.00	\$8,072.00
2	\$560.00	\$3,488.00	\$2,588.00	\$12,920.00
3	Actual Cost	Actual Cost	Actual Cost	\$24,240.00
4	Actual Cost	Actual Cost	Actual Cost	\$40,408.00
6	Actual Cost	Actual Cost	Actual Cost	\$80,792.00
8	Actual Cost	Actual Cost	Actual Cost	\$129,280.00
10	Actual Cost	Actual Cost	Actual Cost	\$135,971.00

*Installation of a water meter done by the City and the service either already exists or has been installed by the developer.

**Installation of the entire water service is done by the City.

b. Sanitary Sewer Utility: Connection fees are comprised of a Permit Fee and the System Development Charge as follows:

Type	Permit Fee	System Development
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	Existing Sewer Stub	New Service Line Required	Charge (SDC)*
Single Family Parcel	\$88.00	\$155.00	\$850.00 Per Parcel
Other Parcels	\$88.00	\$155.00	\$850.00 Per RCE**
Side sewer repair on private property	\$62.00		
Side sewer repair in right-of-way	\$105.00		

*Except that for multifamily residential units with separate water meters for each family unit, the sewer utility systems development charge will be calculated as one RCE per family unit.

** RCE, Residential Customer Equivalent - an RCE shall be as defined by the King County Department of Natural Resources.

In addition to City sanitary sewer connection fees, there shall be a sanitary sewer connection fee imposed to pay Capital Improvement fees to King County per the King County Rate Schedule.

c. Storm Drainage Utility: (Per Resolution No. 4566)

Connection fees are comprised of a Permit Fee and the System Development Charge as follows:

SYSTEM DEVELOPMENT CHARGE (SDC)

Type	System Development Charge (SDC)
Single Family Residence & Duplexes (on Individual Parcels)	\$1,162.00 per Parcel
Other Parcels	\$1,162.00 per ESU*

*ESU, Equivalent Service Unit - A configuration of development of impervious surfaces estimated to contribute an amount of runoff to the City's storm drainage system which is approximately equal to that created by the average single family residential parcel. One ESU is considered equal to 2,600 square feet of parcel coverage by impervious surfaces. Per ACC 13.48.010.

When calculating the total SDC, a credit will be applied for the existing impervious area (New total SDC minus calculated SDC for existing impervious area using the new definition of impervious surface as given in ACC 13.41.010).

STORM PERMIT FEE

Permit Level**	Permit Fee
Level 1	\$210.00
Level 2	\$400.00
Level 3	Base Fee + the Cumulative Additional Fees as indicated below:

	<ul style="list-style-type: none"> • Base Fee = \$1,440.00 for up to 10,000 SF of disturbed area • Cumulative Additional Fee #1 = Base Fee + \$400.00 for 10,001 SF up to 43,560 SF (1 Acre) of disturbed area • Cumulative Additional Fee #2 = Cumulative Additional Fee #1 + \$100.00 per Acre for each additional disturbed Acre over 1 Acre
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****Permit levels are determined as follows:**

Level 1 permits are for all projects that

- are not located in a Critical Area and
- add or replace less than 2,000 square feet of impervious surface area; and/or
- disturb less than 7,000 square feet of land.

Level 2 permits are for all projects that:

- add or replace 2,000 to 4,999 square feet of impervious surface area; or
- disturb 7,000 square feet or more of land.

Level 3 permits are for all projects that:

- add 5,000 square feet or more of impervious surface area, or
- convert $\frac{3}{4}$ acres or more of native vegetation to lawn/landscaped area, or
- convert 2.5 acres or more of native vegetation to pasture, or
- the new plus replaced impervious surface area is 5,000 square feet or more and the value of improvements exceeds 50% of the assessed value of existing improvements.

9. Other Utility Fees: (Per Ordinance No. 5819, Ordinance No. 5944, Resolution No. 3797, Resolution No. 3953 and Resolution No. 4424.)

Fire Service Line Permit	\$135.00
Fire Hydrant Permits	
Fire Hydrant Permit and Inspection Fee	\$238.00
Hydrant Meter Monthly Rate	\$31.00
Hydrant Meter Weekly Rate	\$31.00
Hydrant Meter Wrench – Refundable Deposit	\$26.00
Deposit – Hydrant Meter with RPGA Wrench and Valve	\$1,449.00
Water Main extension purity test fee	\$181.00
Water Meter test fee, 2" or less	\$217.00
Water Meter test fee greater than 2"	At Actual Cost
Storm Drainage Repair Permit	
Private Storm System located on Private Property	\$31.00
Storm System located in Public Right-of-Way/Easement	\$57.00
Payback Administrative Fees: (Per Ordinance No. 5954)	
Application Fee	\$500.00

Processing Fee	\$1,000.00
Area or Special Benefit Analysis	\$500.00
Transaction/Collection Fee	\$300.00
Outside Professional Services	Time and Materials

10. Construction Permits: (Per Ordinance No. 5817, Resolution No. 3953, Resolution No. 4272, and Resolution No. 4424.)

The fees for Construction Permits are as follows:

Basic Fee (BF)	\$150.00
Hourly Inspection Rate (HIR)	
Normal Business Hours	\$52.00
After Hours (after hours work includes weeknights, weekends, and holidays and will be at the after hours HIR x the duration of the work.)	\$80.00

For Excavation Type Work:

<u>Length of Excavation (feet)</u>	<u>Additional Fee (AF)</u>
31 – 100	\$52.00
101 – 250	\$155.00
251 – 500	\$259.00
501 – 750	\$362.00
751 – 1000	\$466.00

Permit Fee = BF + AF (for the appropriate length of excavation)

If the excavation exceeds 1000 linear feet the following will be used:

Permit Fee = BF + \$466.00 + (HIR x (Length of Excavation – 1000)/100)

For Non-Excavation Type Work: This work includes any work in the public right-of-way that is not covered by any other permits and includes such things as overhead utility work, geotechnical borings, horizontal directional drilling and vault installation.

Permit Fee = BF + (HIR x Permit Duration in days)

In Lieu of Fee: In lieu of the above standard rates, the city engineer or his/her designee may calculate the fee based upon current labor rates for administrative and inspection staff after developing an estimate of staff effort involved. For projects that are expected to involve significantly more than 1,000 feet of street excavation or when the scope or duration cannot be accurately estimated, the city engineer may establish a deposit account to manage permittee deposits in advance of permit issuance for reimbursing actual labor costs of administering the permit. Such deposit accounts will not be interest bearing and will be closed at the end of the permitted work when a final accounting of the permit administration cost shall be calculated and a final bill or credit issued to the permittee.

11. Memorial Sign Program: (Per Ordinance No. 6137, and Ordinance No. 6149)

Memorial Sign

\$150.00

12. Special Permits: *(Per Ordinance No. 5817 and amended by Resolution No. 3953, Resolution No. 4272 and Resolution No. 4424.)*

<u>Permit Type</u>	<u>Base Fee</u>	<u>Additional Per Linear Foot Fee</u>
Sidewalk	\$54.00	\$1.10 per foot for each foot over 25 Linear Feet
Residential Driveway	\$54.00	\$1.65 per foot for each foot over 20 Linear Feet*
Commercial Driveway	\$107.00	\$2.20 per foot for each foot over 48 Linear Feet*

*Driveway widths are based on the width of the driveway apron in the right-of-way.

13. Street Payback Agreements: *(Per Ordinance No. 6319 and Resolution No. 4624.)*

Application Fee	\$500.00
Processing Fee	\$1,000.00
Assessment Reimbursement Area Analysis	\$1,000.00
Transaction/Collection Fee	\$300.00
Outside Professional Services (when needed)	Time and Materials

G. PARKS AND RECREATION (Per Resolution No. 3797 and amended by Resolution No. 3953, Resolution No. 4117, Resolution No. 4272, Resolution No. 4424, Ordinance No. 6276, and Resolution No. 4552..)

	Resident	Non-Resident
Les Gove Building 3 hour minimum Seven days a week 9 a.m. - 11 p.m.	\$15/hour	\$20/hour

	Resident	Non-Resident
Parks, Arts & Recreation Administration Building 3 hour minimum Friday 5:30 - 11 p.m.; Saturday and Sunday 9 a.m. - 11 p.m.	\$30/hour	\$38/hour
Basic Kitchen	\$25	\$25

	Resident	Non-Resident
Senior Activity Center		
Full Facility (includes basic kitchen use) Available Friday evenings, Saturday and Sunday. Tables and chairs for up to 200 people max. 3 hr. minimum, 5:30-11 p.m. (Friday eve.); 5-hr. minimum, 9 a.m.-11 p.m.(weekend) Additional cleanup time is available after 11 p.m.	\$80/hour	\$100/hour
Rental Package Friday night & Saturday: 4 hours Friday and up to 12 hours of active use on Saturday	\$1,200	\$1,500
Rental Package Full Day Saturday or Full Day Sunday: up to 12 hours of active use on either day	\$1,000	\$1,300
Millennium Rooms Friday only, 3 hour minimum, 5:30 - 11 p.m., 63 people per room maximum, 3 rooms available; weekend options available within 30 days or less	\$20/hour	\$25/hour
Weese & Rotary Rooms Monday - Friday, 2 hour minimum, 5:30 - 11 p.m., 40 people per room maximum	\$15/hour	\$20/hour
Damage & Cleaning Deposit (for Full Facility and Millennium room rentals) without alcohol	\$300	\$300
Damage & Cleaning Deposit (for Full Facility and Millennium room rentals) with alcohol (\$1,000,000 excess liability insurance required)	\$500	\$500
Optional cleaning fee (fee required with use of alcohol in facility)	\$200	\$200
Commercial kitchen and/or use of dishes, tableware, pots, etc.	\$50	\$50
Kitchen with Millennium Room 3	\$25	\$25

	Resident	Non-Resident
Veterans Memorial Building		
3 hour minimum	\$30/hour	\$38/hour
Seven days a week 9 a.m. - 11 p.m.		

	Resident	Non-Resident
Baseball/Softball/Grass Fields		
Reservations made in 1.5 hour increments		
Youth	\$7.50/1.5 hour	\$9.00/1.5 hour
Adult	\$18/1.5 hour	\$22.50/1.5 hour
Field Lights	\$30/1.5 hour	\$30/1.5 hour
Field Maintenance	\$25 per field	\$25 per field

Baseball/Softball/ Fastpitch Tournaments (Reservations made for 1 or 2 day tournaments)	1 Day	2 Day
Youth	\$600	\$900
Adult	\$800	\$1,200
Field Lights	\$30/1.5 hour	\$30/1.5 hour

	Resident	Non-Resident
Synthetic Turf Fields		
Reservations made in 1.5 hour increments		
Youth	\$36/1.5 hour	\$45/1.5 hour
Adult	\$48/1.5 hour	\$60/1.5 hour
Field Lights	\$30/1.5 hour	\$30/1.5 hour

	Resident	Non-Resident
Game Farm Wilderness Park Campgrounds	\$20/night	\$25/night
Daily, Open year round		
7 nights maximum		
Game Farm Wilderness Park Day Camp Area	\$50/day	\$70/day
Daylight hours, April 1 - October 15		
Minimum Rental: 1 day		

Picnic Shelters

	Auburn residents		Non-residents	
Game Farm Park	Half Day*	Full Day*	Half Day*	Full Day*
<i>Single quadrant (max: 25)</i>				
Monday – Friday	\$20	\$40	\$25	\$50
Saturday - Sunday	N/A	N/A	N/A	N/A
<i>Full day</i>				
Mon-Sun (Full Shelter) 1-99	\$80	\$160	\$100	\$200

Mon-Sun (Full Shelter) 100-199	\$120	\$240	\$150	\$300
Mon-Sun (Full Shelter) 200+ (must also rent amphitheater)	N/A	\$300	N/A	\$375
Amphitheater	\$50	\$100	\$65	\$130
Isaac Evans Park	\$40	\$80	\$50	\$100
Roegner Park	\$40	\$80	\$50	\$100
Game Farm Wilderness Park	\$40	\$80	\$50	\$100
Sunset Park				
Mon-Sun Single Quad	\$20	\$40	\$25	\$50
Mon-Sun (Full Shelter) 1-99	\$80	\$160	\$100	\$200
Mon-Sun (Full Shelter) 100-199	\$120	\$240	\$150	\$300
Mon-Sun (Full Shelter) 200+	NA	\$300	NA	\$375

Rental Rate Schedule for Auburn Ave Theater

	Resident	Non-Resident
Weekdays Mon-Thur	\$170.00	\$200.00
Weekend Days (Fri., Sat., and Sun.)	\$270.00	\$320.00
Cleaning/Damage deposit. The terms and conditions for full or partial refund of deposit apply to approval of Check-Out List, including theater, equipment plot restoration.	\$300.00	\$300.00
Hourly commercial rate for meetings 2 hour min. for "4-wal" only of lobby, auditorium, and stage	\$35/hr	\$35/hr
Equipment not included: Use of any theatrical equipment additional charge	\$30/hr	\$30/hr
\$1,000,000 excess liability insurance required	Upon request	Upon request

Impact Fees:

Park Impact Fees

\$3,500.00 per residential dwelling unit

H. MULTIMEDIA DUPLICATION *(Per Resolution No. 3953 and Resolution No. 4552.)*

DVD copy
\$10.00 per disc

CD copy
\$5.00 per disk

I. INFORMATION SERVICES AND GIS¹² (Per Resolution No. 4272, Ordinance 6276, Resolution No. 4552, and Resolution No.4593.)

Much of the City's geographic data is available for sale per the prices below plus Washington State sales tax. A signed public records request form is required. Most public records requests can be completed within seven to ten business days and will be delivered in ESRI Shapefile format without Metadata.

Maps

Existing Map	\$5.00 + tax
Custom Maps (any non-existing map)	\$50.00 per hour ¹³ + tax

Data

Digital Data Requests	\$50.00 per hour ¹⁴ + tax
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Miscellaneous

CD-Rom	\$5.00 + tax
All other requests for data or information not specifically listed.	\$50.00 per hour + tax

¹² Hourly charge to complete any of the below (one hour minimum charge).

¹³ Hourly charge includes the cost of processing and providing custom map requests.

¹⁴ Hourly charge includes the cost of processing and providing digital data requests.

Project Type	Project Name	Application Date	Approval Date
Franchise	King County DNR Waste Water Treatment Agreement	3/1/1974	3/1/1974
Franchise	Electric Light Wave	2/1/1999	2/1/1999
Franchise	Puget Sound Energy - Electrical- PSE	5/14/2003	6/25/2003
Franchise	Cingular Wireless	4/9/2004	10/4/2004
Franchise	PSE- Gas	12/15/2005	6/23/2006
Franchise	New Cingular Wireless PCS LLC / AT&T	11/8/2010	2/22/2011
Public Way Agreement	MCI Worldcom / MCI Communications	12/12/1996	12/17/1996
Public Way Agreement	AT&T Corp	8/10/2005	10/3/2005
Public Way Agreement	360 Networks Inc	8/11/2005	10/3/2005
Public Way Agreement	Abovenet Communications Inc	8/8/2006	11/20/2006
Public Way Agreement	Olympic Pipe Line Company	11/20/2007	2/26/2008
Public Way Agreement	MCI Communications Services Inc	3/13/2008	4/28/2008
Public Way Agreement	Northwest Pipeline GP	8/21/2008	1/22/2009
Public Way Agreement	360 Networks (USA) Inc	7/21/2010	10/4/2010
Public Way Agreement	AT&T Corp	8/24/2010	10/7/2010

EXHIBIT 3